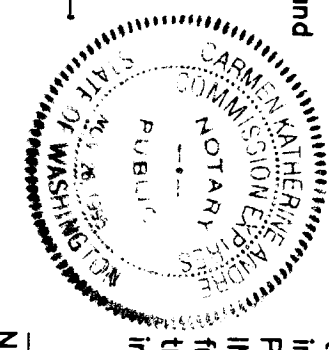


262

323 8265

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, the undersigned, have for the purpose of dedicating to the public forever all streets and alleys shown on the plat hereof for any and all public purposes not inconsistent with the use thereof for public highway purposes, also, the right to make, all necessary slopes for cuts or fills upon the lots, blocks, etc., shown on this plat in the reasonable and proper grading of all streets and avenues shown hereon, and to make, all necessary slopes for cuts or fills upon the lots, blocks, etc., shown on this plat in the reasonable and proper grading of all streets and avenues shown hereon, across any lot or lots, in order that the public may have free and unobstructed use of the streets and avenues shown above and below ground on all streets and avenues shown hereon, and to make, all necessary slopes for cuts or fills upon the lots, blocks, etc., shown on this plat in the reasonable and proper grading of all streets and avenues shown hereon, against the City of Oak Harbor which may be occasionally to the adjacent land within the plat by the established construction, drainage, and maintenance of said streets.



IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9 day of October, 1995

ERLING F. BANGS, VICE-PRESIDENT
FORESIGHT INVESTMENTS, INC.
SHARON A. EXLEY
VICE-PRESIDENT
INTEREST SAVINGS BANK

LAND DESCRIPTION

A portion of the Northwest Quarter of Section 3, Township 32 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at the West 1/4 corner of said Section 3, Township 32 North, Range 1 E.W.M., thence:
North 01° 49' 33" East along the West line of said Section 3, a distance of 286.36 feet to the northerly right-of-way of Swanton Road; thence:
South 45° 30' 36" East along said northerly right-of-way 67.73 feet to the True Point of Beginning; thence North 57° 32' 12" East 176.92 feet; thence North 39° 09' 55" West 19.19 feet to the beginning of a curve to the right from which a radial line bears North 50° 50' 05" East to the radius point; thence Northwesterly along said curve to the right having a radius of 75.00 feet through a central angle of 22° 15' 16" an arc distance of 29.13 feet; thence:
South 88° 10' 27" East 99.78 feet; thence North 01° 49' 33" East 350.00 feet; thence North 01° 53' 49" West 73.15 feet; thence North 01° 49' 33" East 229.24 feet; thence South 87° 31' 26" East 286.80 feet; thence South 01° 28' 33" West 245.29 feet; thence South 88° 31' 27" East 145.00 feet; thence South 01° 28' 33" West 4.12 feet; thence South 88° 31' 27" East 240.00 feet; thence South 01° 28' 33" West 4.16 feet; thence South 88° 31' 27" East 97.00 feet; thence South 01° 28' 33" West 3.16 feet; thence South 88° 31' 27" East 147.00 feet; thence South 01° 28' 33" East 33.31 feet; thence South 88° 31' 27" East 125.00 feet to the Westerly right-of-way of Heller Road; thence:
North 88° 31' 27" West 173.00 feet; thence North 01° 28' 33" West 76.49 feet; thence North 87° 33' 32" West 731.00 feet; thence South 02° 26' 28" West 104.00 feet; thence North 87° 33' 32" West 23.07 feet to the beginning of a curve to the right from which a radial line bears North 02° 26' 28" East to the radius point; thence Northwesterly along said curve to the right having a radius of 75.00 feet through a central angle of 30° 45' 15" an arc distance of 40.26 feet; thence:
South 33° 11' 43" West 172.29 feet to the Northerly right-of-way of Swanton Road; thence North 45° 30' 36" West along said Northerly right-of-way, a distance of 273.97 feet to the True point of Beginning.

SUBJECT to and TOGETHER with those certain agreements and easements filed under Auditor's file numbers 95007513 and 95015527 records of Island County Washington. Said agreements and easements provide for offsite drainage facilities.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF ISLAND

I certify that I know or have satisfactory evidence that Erling F. Bangs is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as President of FORESIGHT INVESTMENTS, INC., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. Dated: 10-19-95

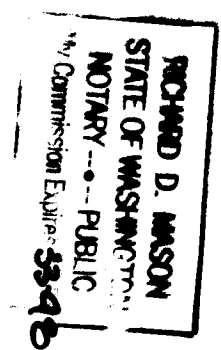
Camille H. Lindie
NOTARY PUBLIC in and for the State of Washington, residing at Oak Harbor
My appointment expires 11-26-95

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF ISLAND

I certify that I know or have satisfactory evidence that Sharon A. Exley is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Vice-President of INTEREST SAVINGS BANK, a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. Dated: 10-19-95

Richard D. Mason
NOTARY PUBLIC in and for the State of Washington, residing at Oak Harbor
My appointment expires 03-01-98



EASEMENT PROVISIONS

An easement is hereby reserved for and granted to Puget Sound Power & Light Company, City of Oak Harbor, Cascade Natural Gas Corporation, U.S. Postal Service and State-Vue Systems and their respective successors and assigns under and upon the exterior ten(10) feet of the front of each lot and tract abutting the streets as herein platted and as proposed to be platted in future divisions of this plat in order to install, lay, construct, renew, operate, maintain, and use underground conduits, cables, wires, and vaults with electric, telephone and other equipment for the purpose of serving the subdivision and other property with Sanitary and Storm drainage, telephone, water, gas and cable television services, together with the right to access at all times for the purposes stated.

NOTES

1. Certification, as contained herein, comprises the declaration of the Surveyor's professional judgement. It does not constitute a warranty of any kind, express or implied, nor does it relieve any other party of its responsibility to abide by correct documents, applicable codes, standards, regulations, and ordinances.
2. All lot corners and points of curvature are marked on the ground with a rebar and plastic plug marked "X" LS 11941 unless noted otherwise.
3. Survey equipment used for field survey is a TOPCON GTS-4 with retro prisms (+/- 3mm + 3ppm), +/- 1" calibrated at NGS baseline, MAY 4, 1995.
4. Bearing system is based upon the NAD 1927 Coordinate System, North Zone.
5. The principal permitted use of all lots is one detached single family dwelling.
6. No permanent building, deck, fencing or other structure shall be erected within the 25 ft. Landscape Buffer.
7. No direct vehicular access to Swanton Road or 150th NW St. (Heller Road) from the lots in this plat shall be allowed.
8. Natural vegetation is to remain within the 25' Landscape Buffer, except trees determined to be a hazard may be removed, subject to approval by the City of Oak Harbor.

TREASURER'S CERTIFICATES

I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys or for other public use are paid in full.

All taxes levied which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, including taxes for the current year, 1995.

Denise L. Soesbee
City Finance Director

Maxine R. Sauter
County Treasurer

PLAT OF
SHANNON FOREST
DIV. NO. 1

CERTIFICATE OF TITLE

Recorded November 3, 1995, in Volume 697
page 2157, under Auditor's File No. 95 017820

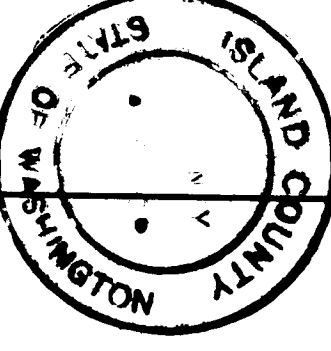
RECORDING CERTIFICATE

Filed for record at the request of EDA ASSOCIATES, INC.
this 30 day of November, 1995, and recorded in Volume 13 of Plats, page 133, under Auditor's File No. 95017821

Outland by
Art Hyland
Island County Auditor

Deputy County Auditor

APPROVALS
Explored and approved this 2nd day of November, 1995
Raymond G. Bode
Raymond G. Bode
Oak Harbor City Engineer



I hereby certify that the within Plat of SHANNON FOREST DIV. NO. 1 is duly approved by the City of Oak Harbor Planning Commission this 2nd day of November, 1995.

Approved by the Council of the City of Oak Harbor, Washington, this 2nd day of November, 1995.

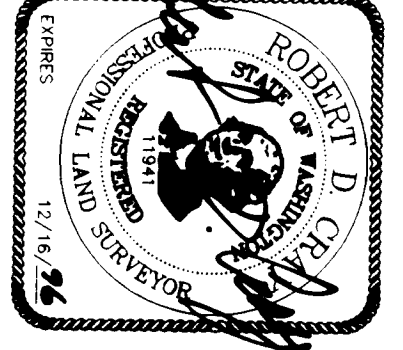
ATTEST:
Rosemary Morrison, Clerk
City of Oak Harbor

Al Koeltz, Mayor
City of Oak Harbor

Robert D. Gray
Registered Land Surveyor
Certification No. 11941
Expiration date 12/16/95

Robert D. Gray
Registered Land Surveyor
Certification No. 11941
Expiration date 12/16/95

I hereby certify the Plat of SHANNON FOREST DIV. NO. 1 is based upon an actual survey and subdivision of Section 3, Township 32N., Range 1East W.M.; that the courses and distances are shown correctly thereon; that the monuments have been set and the lot corners staked correctly on the ground; and that I have fully complied with the provisions of the statutes and plating regulations.

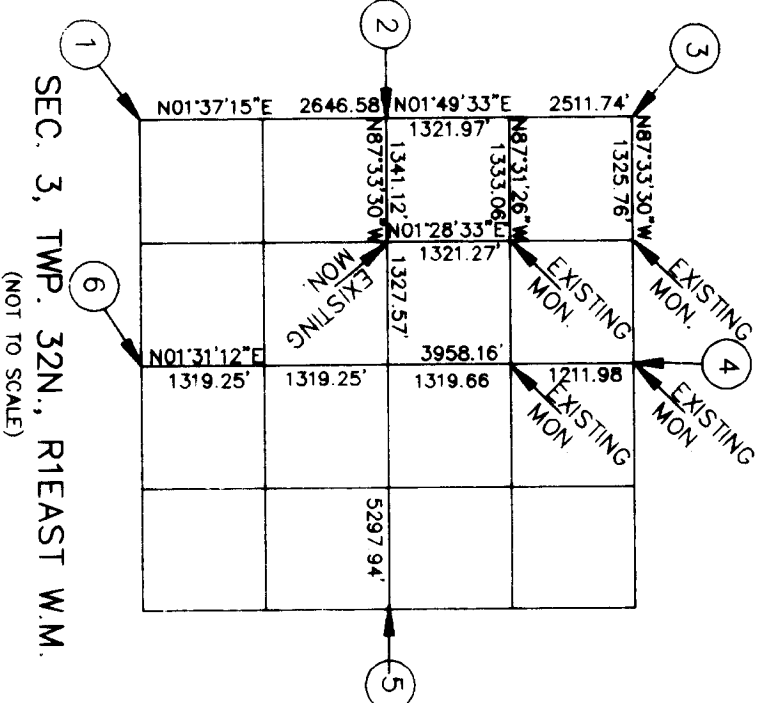


1 of 2

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SECTION 3 CORNER DESCRIPTION

- 1 SOUTHWEST CORNER SEC. 3, GLO SET POST MAY 20, 1858, FAKKEMA & KINGMA FOUND CORNER JUNE 26, 1978 AND VISITED FEB. 10, 1981, FEB. 18, 1982 AND MARCH 22, 1995. CORNER IS A CONCRETE MON. WITH PLUG AND TACK.
- 2 WEST 1/4 CORNER SEC. 3, GLO SET POST MAY 25, 1858, FAKKEMA & KINGMA FOUND CORNER JUNE 26, 1978 AND VISITED FEB. 10, 1981, FEB. 18, 1982 AND MARCH 22, 1995. CORNER IS A CONCRETE MON. ON A E/W FENCE LINE.
- 3 NORTHWEST CORNER SEC. 3, GLO SET POST MAY 10, 1858, FAKKEMA & KINGMA FOUND CORNER MARCH 12, 1973.
- 4 NORTH 1/4 CORNER SEC. 3, GLO SET POST MAY 10, 1858, FAKKEMA & KINGMA FOUND CORNER MARCH 12, 1973.
- 5 EAST 1/4 CORNER SEC. 3, GLO SET POST MAY 20, 1858, LOST-ESTABLISHED BY SINGLE PROPORTION.
- 6 SOUTH 1/4 CORNER SEC. 3, GLO SET POST MAY 24, 1858, FAKKEMA & KINGMA FOUND CORNER JUNE 26, 1978 AND VISITED FEB. 10, 1981, FEB. 18, 1982 AND MARCH 22, 1995. CORNER IS A CONCRETE MON. ON A E/W FENCE LINE.



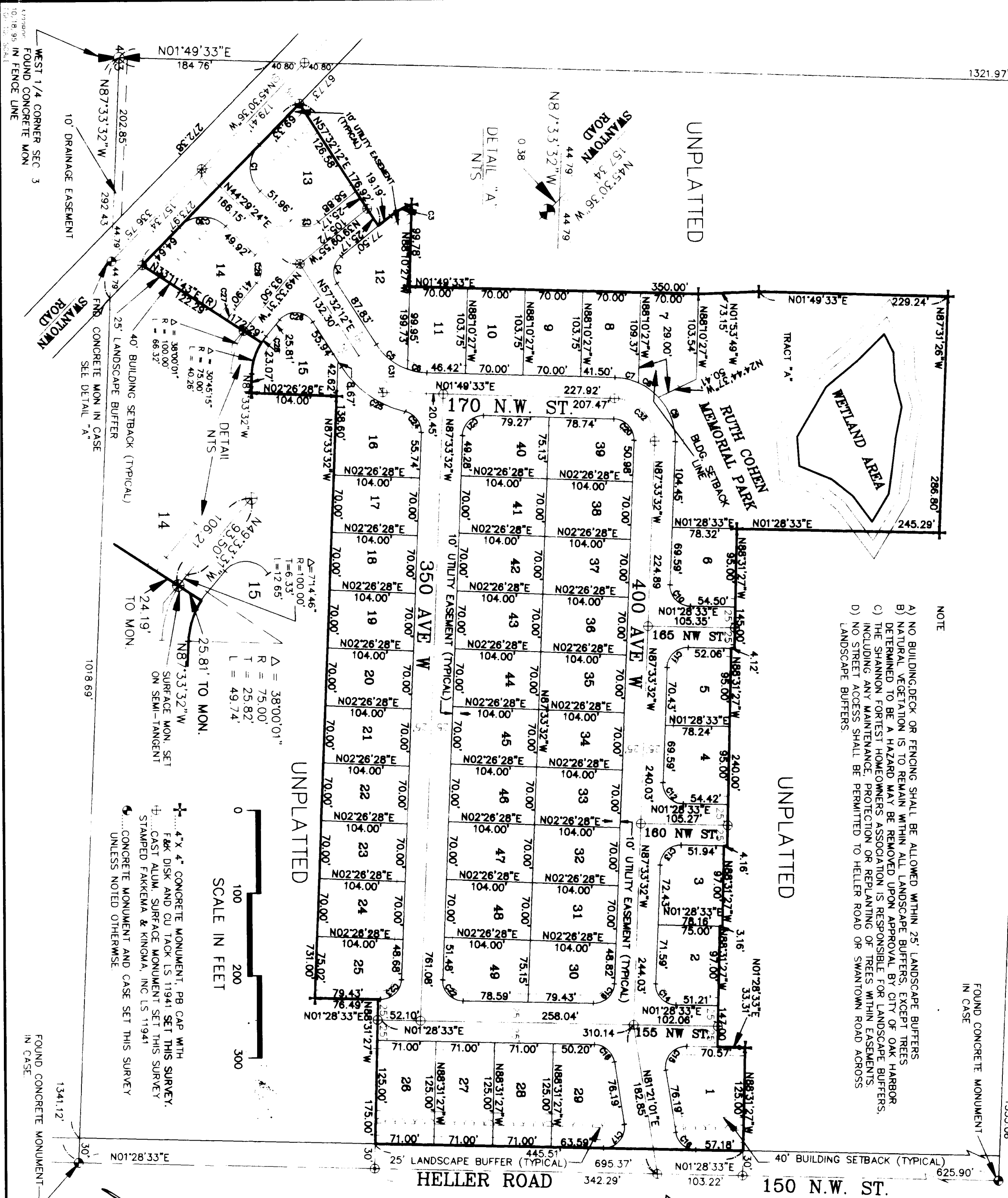
NOTE

- A) NO BUILDING DECK OR FENCING SHALL BE ALLOWED WITHIN 25' LANDSCAPE BUFFERS.
- B) NATURAL VEGETATION IS TO REMAIN WITHIN ALL LANDSCAPE BUFFERS, EXCEPT TREES DETERMINED TO BE A HAZARD MAY BE REMOVED UPON APPROVAL BY CITY OF OAK HARBOR.
- C) THE SHANNON FOREST HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR LANDSCAPE BUFFERS, INCLUDING ANY MAINTENANCE, PROTECTION OR REPLANTING OF TREES WITHIN EASEMENTS.
- D) NO STREET ACCESS SHALL BE PERMITTED TO HELLER ROAD OR SWANTOWN ROAD ACROSS LANDSCAPE BUFFERS.

FOUND CONCRETE MONUMENT IN CASE

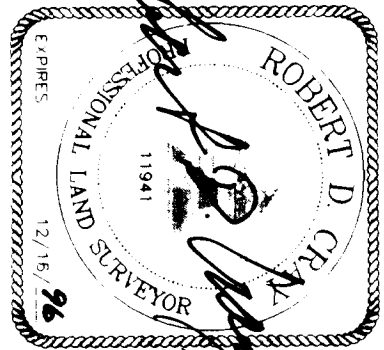
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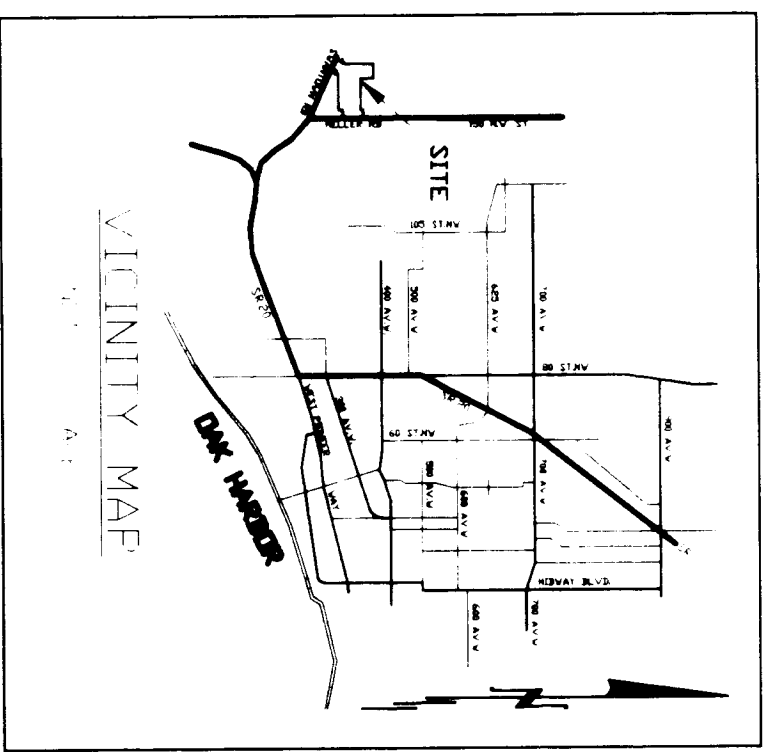
SCALE IN FEET

4" x 4" CONCRETE MONUMENT, PB CAP WITH FAST DISK AND CU TACK, IS 11941 SET THIS SURVEY. CAST ALUM. SURFACE MONUMENT SET THIS SURVEY. STAMPED FAKKEMA & KINGMA, INC. IS 11941. CONCRETE MONUMENT AND CASE SET THIS SURVEY UNLESS NOTED OTHERWISE.



10/20/95

PLAT OF SHANNON FOREST DIV. NO. 1



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	40.00'	62.83'	40.00'	56.57'	90°00'00"
C2	25.00'	36.50'	22.37'	33.34'	83°59'19"
C3	75.00'	29.13'	14.75'	26.93'	62°13'53"
C4	25.00'	36.50'	22.37'	33.34'	37°22'59"
C5	75.00'	29.13'	14.75'	26.93'	18°19'59"
C6	25.00'	36.50'	22.37'	33.34'	22°19'59"
C7	75.00'	29.13'	14.75'	26.93'	23°04'26"
C8	25.00'	36.50'	22.37'	33.34'	45°12'55"
C9	75.00'	29.13'	14.75'	26.93'	57°66'
C10	25.00'	36.50'	22.37'	33.34'	90°57'56"
C11	75.00'	29.13'	14.75'	26.93'	89°02'04"
C12	25.00'	36.50'	22.37'	33.34'	90°57'56"
C13	75.00'	29.13'	14.75'	26.93'	89°02'04"
C14	25.00'	36.50'	22.37'	33.34'	90°57'56"
C15	75.00'	29.13'	14.75'	26.93'	100°07'32"
C16	25.00'	36.50'	22.37'	33.34'	79°52'28"
C17	75.00'	29.13'	14.75'	26.93'	100°07'32"
C18	25.00'	36.50'	22.37'	33.34'	32°10'
C19	75.00'	29.13'	14.75'	26.93'	35.06'
C20	25.00'	36.50'	22.37'	33.34'	89°02'04"
C21	75.00'	29.13'	14.75'	26.93'	89°02'04"
C22	25.00'	36.50'	22.37'	33.34'	90°57'56"
C23	75.00'	29.13'	14.75'	26.93'	89°02'04"
C24	25.00'	36.50'	22.37'	33.34'	90°57'56"
C25	75.00'	29.13'	14.75'	26.93'	107°05'43"
C26	25.00'	36.50'	22.37'	33.34'	107°05'43"
C27	75.00'	29.13'	14.75'	26.93'	15.80'
C28	25.00'	36.50'	22.37'	33.34'	9.48'
C29	75.00'	29.13'	14.75'	26.93'	33.08'
C30	25.00'	36.50'	22.37'	33.34'	56.57'
C31	75.00'	29.13'	14.75'	26.93'	93.45'
C32	25.00'	36.50'	22.37'	33.34'	90°56'55"

PLAT OF SHANNON FOREST DIV. NO. 1
SECTION 3, TOWNSHIP 32NORTH, RANGE 1 EAST W.M.
OAK HARBOR - ISLAND COUNTY - WASHINGTON